

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Pfeffers Road, 284' N of  
the c/l of Philadelphia Road  
(10804 Pfeffers Road)  
11th Election District  
5th Councilmanic District

Mark P. Ruppert, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-154-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 10804 Pfeffers Road, located in the vicinity of Philadelphia Road in Bradshaw. The Petition was filed by the owners of the property, Mark P. and Judith A. Ruppert. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 6 feet in lieu of the required 50 feet for a proposed 32' x 38' addition. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

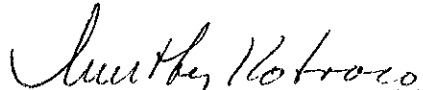
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

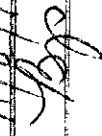
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of November, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 6 feet in lieu of the required 50 feet for a proposed 32' x 38' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/6/96  


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Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 6, 1996

Mr. & Mrs. Mark P. Ruppert  
10804 Pfeffers Road  
Bradshaw, Maryland 21021

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Pfeffers Road, 284' N of the c/l of Philadelphia Road  
(10804 Pfeffers Road)  
11th Election District - 5th Councilmanic District  
Mark P. Ruppert, et ux - Petitioners  
Case No. 97-154-A

Dear Mr. & Mrs. Ruppert:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

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97-154-A

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10804 PFEFFERS ROAD

which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A04.3.B.3. to permit a 6' lot line setback in lieu of 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) Addition desired for the care of aging parents: one with heart disease, one with M.S. + stroke
- 2) Addition planned to include handicap amenities.
- 3) Existing set-back availability does not provide ample space for desired addition, which will be designed to create a new home as opposed to a home with an addition.
- 4) Dwelling built before R.C.5 regulations

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

MARK P. RUPPERT  
(Type or Print Name)

Signature

JUDITH A. RUPPERT  
(Type or Print Name)

Signature

10804 PFEFFERS RD  
Address

#: 538-6157

W: 955-6361  
Phone No

BRADSHAW

MD

21021

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

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Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 10/2/96

ESTIMATED POSTING DATE: 10/13/96



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 154

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10804 PFEFFERS ROAD  
address  
BRADSHAW MD 21021  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We wish to add an in-laws quarters to provide for the care of our aging parents. One parent has heart disease and the other has suffered from M.S. and stroke. Because of this condition, especially the stroke victim, handicaps accessibility will be required in the in-laws living space. Such accessibility required space above and beyond that required for normal living space (e.g. wider hallways, doors and widths to accommodate their care. The existing 29 feet of space within our setback limitations will not provide ample space to ensure the addition achieves the result of a single family dwelling with an in-laws quarters. The addition we propose will be approximately 32 feet wide taking our residence to approximately 7 and one-half feet from our lot line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
(signature)  
MARK P. RUPPERT  
(type or print name)



[Signature]  
(signature)  
JUDITH A. RUPPERT  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of October, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark P. Ruppert and Judith A. Ruppert

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10-2-96  
date

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 10, 1997  
My Commission Expires:

RETURN TO:

97-154-A  
THE TITLE COMPANY OF MARYLAND, INC.  
400 East Joppa Road  
Towson, Maryland 21204

This Deed, MADE THIS                      day of    August

in the year one thousand nine hundred and    eighty-eight                      by and between

JOHN MARTIN TANKERSLEY and DEBORAH ANN TANKERSLEY, his wife

of Baltimore County, State of Maryland, parties                      of the first part, and

MARK P. RUPPERT and JUDITH A. KING, parties

of the second part.

WITNESSETH, That in consideration of the sum of EIGHTY SIX THOUSAND AND 00/100THS  
(\$86,000.00) DOLLARS, the receipt by which is hereby acknowledged

the said parties of the first part

do                      grant and convey to the said

personal representatives ~~XXXXXX~~ and assigns                      , in fee simple, all

that                      lot                      of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEGINNING FOR THE SAME in the centre of Pfeiffer Road, called Franlinville Road in older deeds, at the distance of 225.30 feet southeasterly along the centre line of said road from the intersection of the centre line of said road with the centre line of the right of way of the Susquehanna Transmission Company of Maryland, 50 feet wide through the land of said grantors, said point of beginning being 376.30 feet southeasterly along the center of Pfeiffer Road from the end of the south 62 degrees 15 minutes east 14.5 perch line of the 3 acre 2 rood 34 square tract of land which by deed dated May 2, 1951 and recorded among the Land Records of Baltimore County in Liber GLP No. 1964 folio 278 was conveyed by John L. Schultz, to Herman H. Venzke and wife, and running thence binding on the centre line of Pfeiffer Road as now surveyed, south 15 degrees 33 minutes east 100 feet, thence leaving Pfeiffer Road for three new division lines through the land of said grantors as follows: south 74 degrees 27 minutes west 215 feet, north 15 degrees 33 minutes west 100 feet, and north 74 degrees 27 minutes east 215 feet to the place of beginning. The improvements thereon being known as No. 10804 Pfeiffer Road.

BEING the same lot of ground described in a Deed dated March 12, 1987 and recorded among the Land Records of Baltimore County in Liber SM No. 7497, folio 725 which was granted and conveyed by LEE R. BUCKLAND and NANCY J. BUCKLAND, his wife, unto the said parties of the first part, Grantors herein.

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ZONING DESCRIPTION FOR 10804 PFEFFERS ROAD  
BRADSHAW, MD 21021

Beginning at a point on the <sup>west</sup> ~~east~~ side of Pfeffers Road which is 50 feet wide at the distance of 284.00 feet <sup>north</sup> ~~west~~ of the center line of the nearest improved intersecting street, Philadelphia Road (Route 7), which is wide. As recorded in Deed Liber GLP No. 1964 folio 278 south 15 degrees 33 minutes east 100 feet, south 74 degrees 27 minutes west 215 feet, north 15 degrees 33 minutes west 100 feet, and north 74 degrees 27 minutes east 215 feet to the place of beginning. Also known as 10804 Pfeffers Road and located in the Election District, 5<sup>th</sup> Councilmanic District

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 026359  
97-154-A

DATE 10/2/96 ACCOUNT 01-615

By: *mk*  
Item 154 AMOUNT \$ 50.00

RECEIVED FROM: *Ruppert, Mark - 16804 Pictans Rd.*  
*316-Adm'n Services - \$50.00*

FOR: \_\_\_\_\_

MICROFILMED  
DATE 11-09-96 BY SP-10  
\$50.00  
VALIDATION OR SIGNATURE OF CASHIER  
WHITE - CUSTOMER PINK - AGENCY YELLOW - CUSTOMER





Baltimore County  
Department of Permits and  
Development Management

97-154-A

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 154

Petitioner: Ruppert, Mark P.

Location: 10804 Pfeffer Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ruppert, Mark P.

ADDRESS: 10804 Pfeffer Rd.

Bradshaw, MD 21021

PHONE NUMBER: 538-6957

AJ:ggg

(Revised 09/24/96)

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Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96.

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No. 97-154

To Permit a 6' lot line setback in lieu of 50'.

## PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

October 28, 1996.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 10, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-154-A (Item 154)  
W/S Pfeffers Road, 284' N of c/l Philadelphia Road  
10804 Pfeffers Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Mark P. Ruppert and Judith A. Ruppert  
Post by Date: 10/13/96  
Closing Date: 10/28/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Mark and Judith Ruppert

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Mark P. Ruppert  
10804 Pfeffers Road  
Bradshaw, MD 21021

RE: Item No.: 154  
Case No.: 97-154-A  
Petitioner: Mark Ruppert, et ux

Dear Mr. and Mrs. Ruppert:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



RECEIVED

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 17, 1996

FROM: R. Bruce Seeley *RBSeeley*  
DEPRM

SUBJECT: Zoning Item #154 - Ruppert Property  
10804 Pfeffers Road  
Zoning Advisory Committee Meeting of October 15, 1996

RUPPERT/DEPRM/TXTSBP

*John W. Hays*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 154 ( M.J.K. )  
10.24.96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

RECORDED

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



11-01?

11-03-052650	Coleman, Betty	10800	} Pte & R Road
11-23-054580	Hortman, Gary	10808	
11-23-076260	Frankenberg, Keith	10801	
11-02-024220	Rippert, Matt	10804	
11-16-002550	Harner, Ke	10805	
11-13-092490	Myer, Roger	12046 Philadelphia Road	

3 11-00-012312 Welch, Kevin B ?

97-154-A

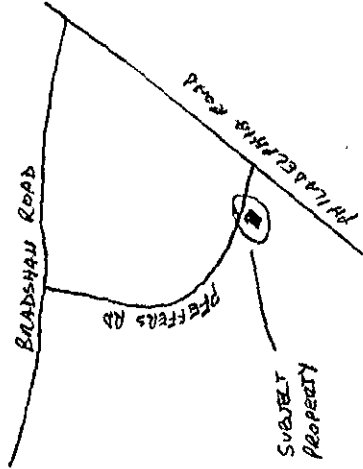
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 10804 PFEFFERS ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROYAL MYERS

plat book# 12046, folio# 12046, lot# 12046, section# 12046

OWNER: MARK + JUDITH (JUDY) RUPPERT



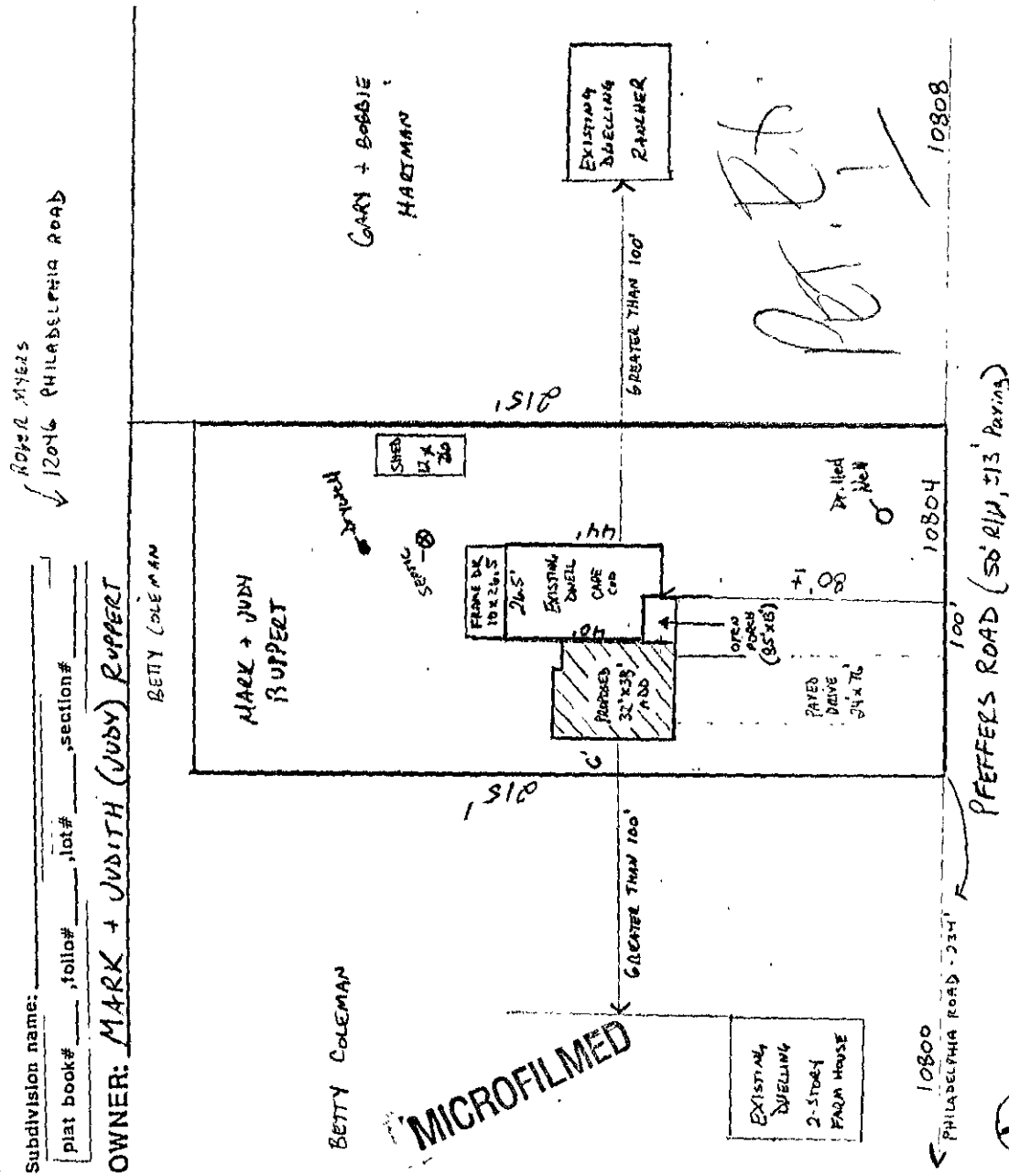
Vicinity Map  
North  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: 11  
Councilmanic District: 5  
1"=200' scale map#: RC5  
Zoning: RC5  
Lot size: 0.49 acreage  
square feet: 21,500  
SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: MM ITEM #: 154 CASE#:



North

date: 9/30/96

prepared by: MM

Scale of Drawing: 1"= 50'

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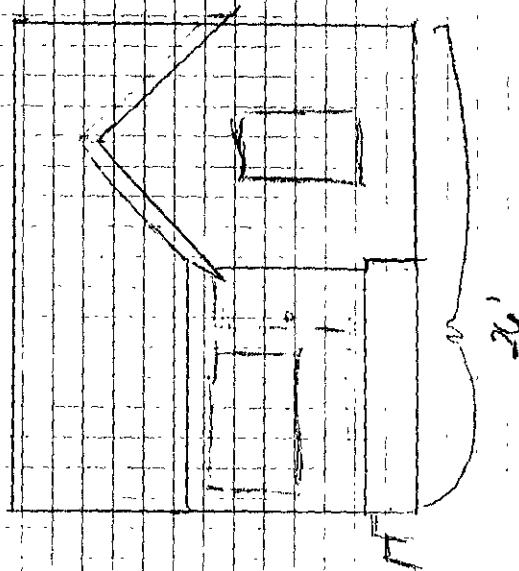
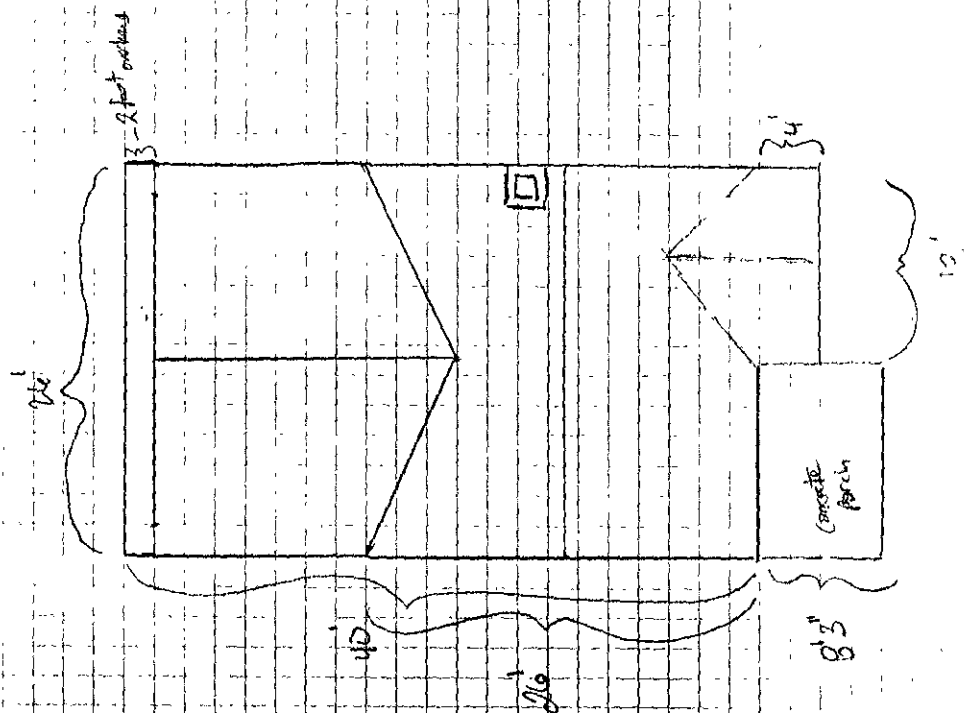


# 154

97-154-A

RUPP  
LOBOY PFEFFER RD  
BRADSHAW,

Existing House



FRONT VIEW

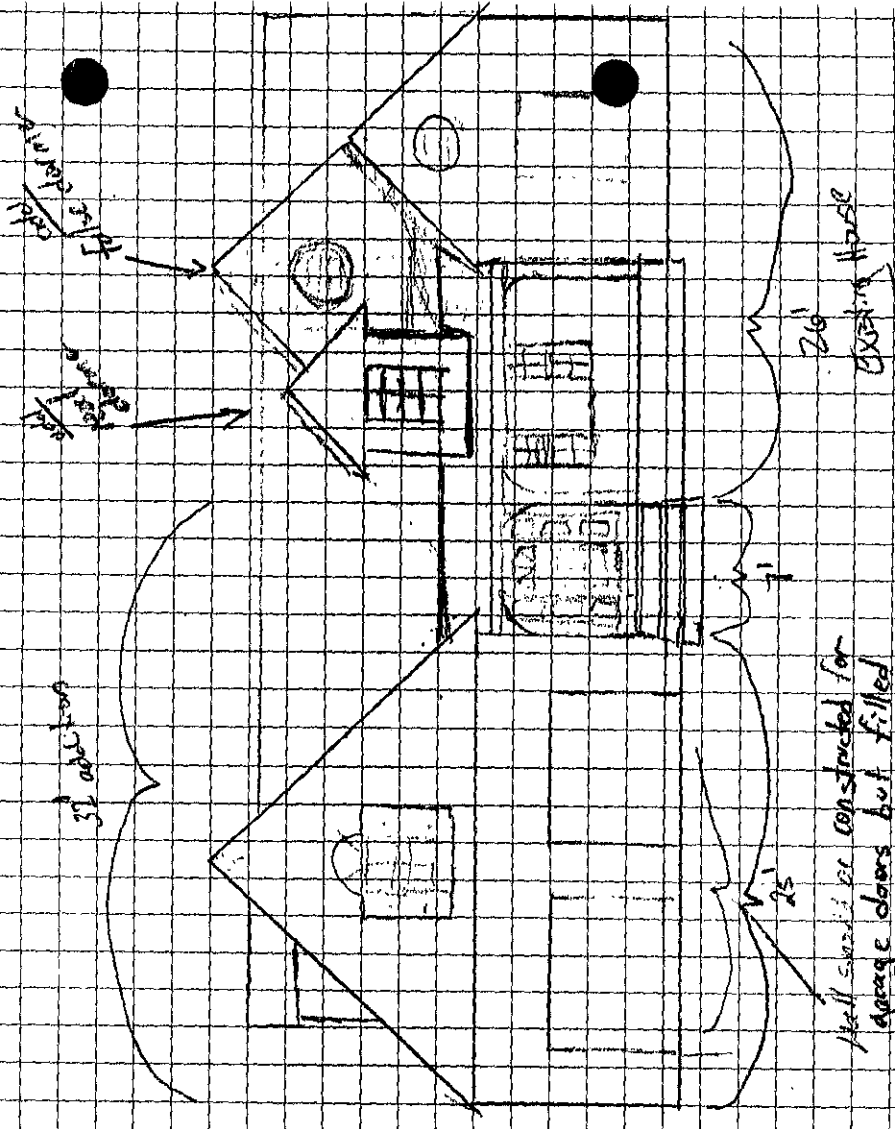
MICROFILMED

# 154

Report  
10804 Hellen Dr  
Gadsden, MD 21021

FRONT VIEW

15'-11"  
2'  
2'



Well should be constructed for  
garage doors but filled  
in with windows  
for future conversion to garage

# 159

97-154-A

RUPERT  
10804 PEPPER RD  
BRADSHAW, ND 58021

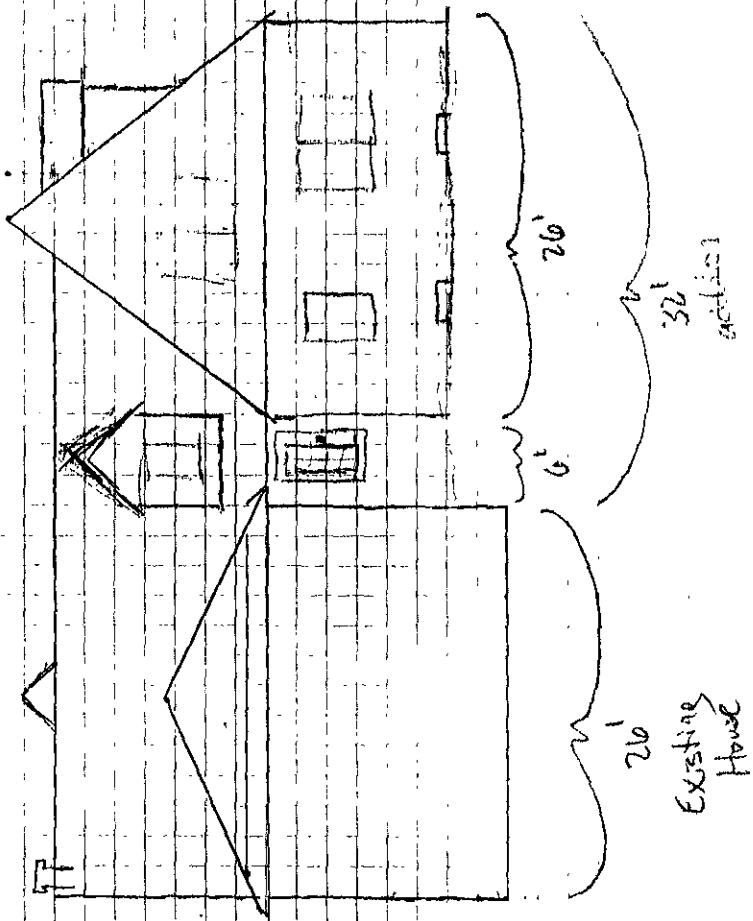
BACK VIEW

2' 0"

Back View

with slight

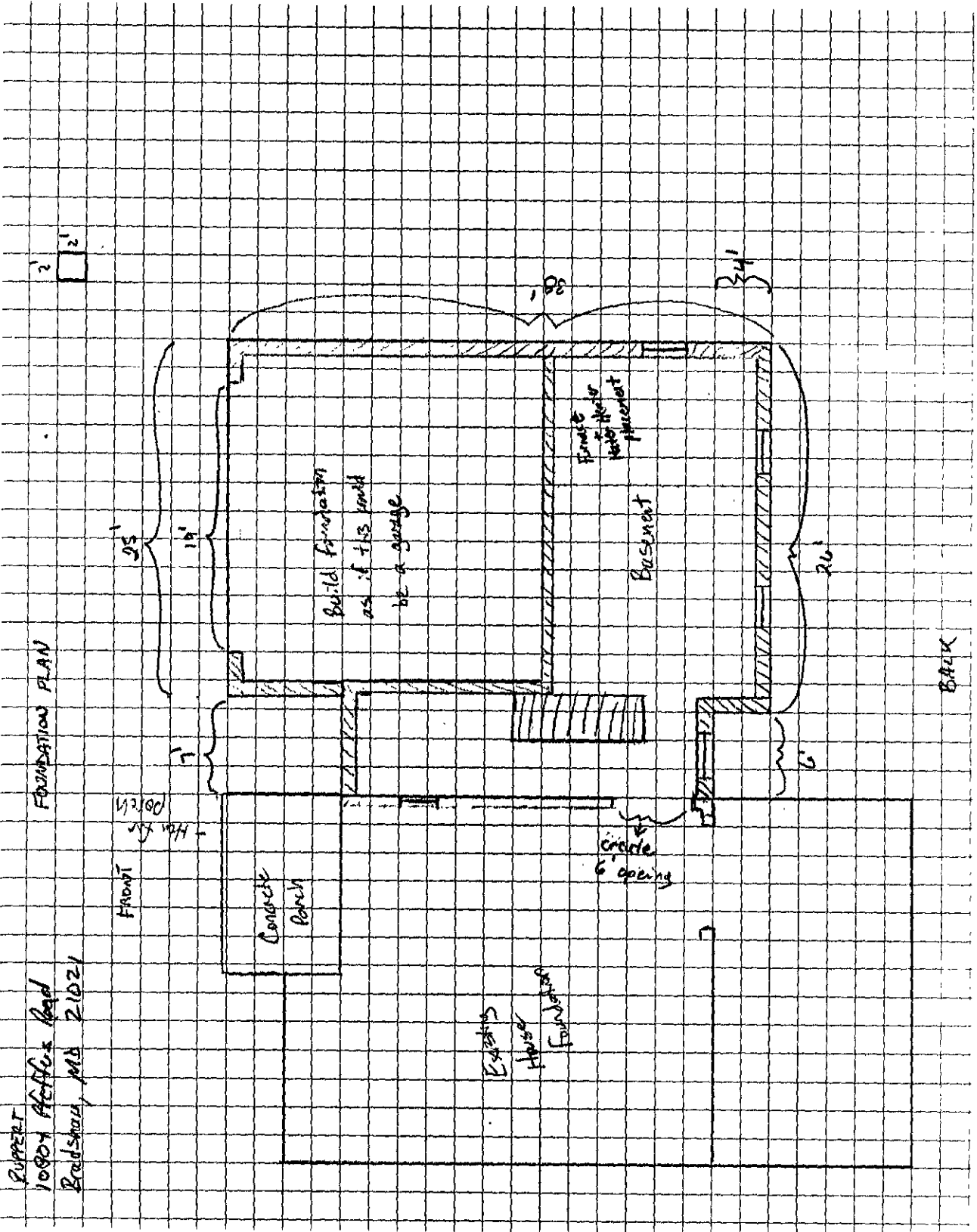
peak all the way back



addition  
6' 0"

#154

97-154-A





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#154

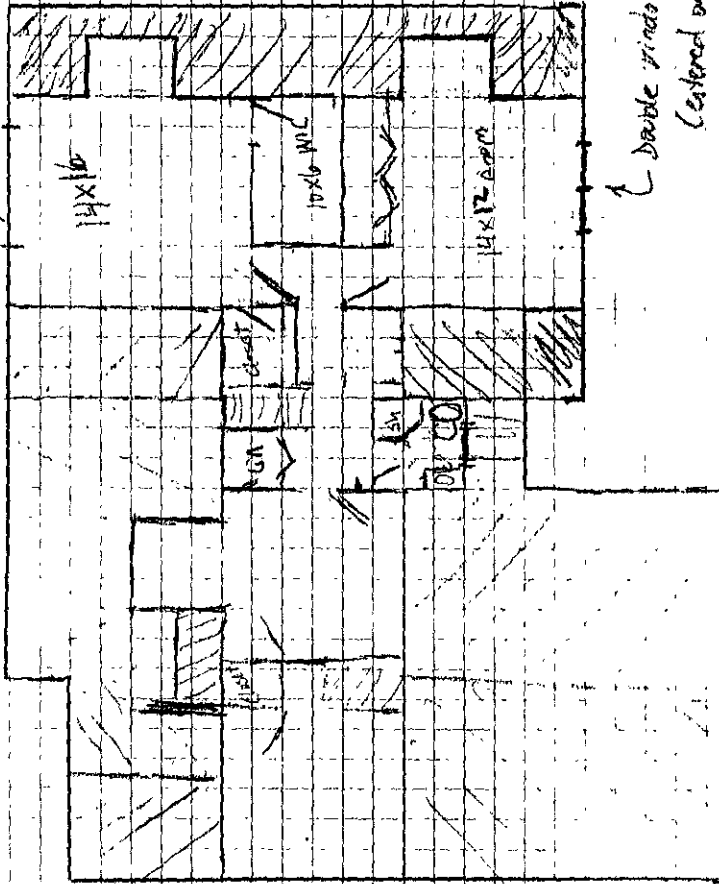
97-154-X

# SECOND FLOOR PLAN

Report  
10804 ACSTUS Rd  
Bradshay, MD 21021

Floor

Side Porch Arch  
7' x 10' 1/2"



Double windows  
centered on outside

Back

# SUBJECT PHOTOGRAPH ADDENDUM

#154

Borrower Client	RUPPERT, MARK & JUDITH				
Property Address	10804 PFEFFERS RD				
City	BRADSHAW	County	HARFORD	State	MD
Zip Code	21021				
Lender					



FRONT OF  
SUBJECT PROPERTY

97-154-A



REAR OF  
SUBJECT PROPERTY



STREET SCENE

MICROFILMED

# 154

File No. 801-3454



FRONT VIEW OF  
SUBJECT PROPERTY AT:

10804 Pfeffers Rd.  
Bradshaw, Md 21021  
Appraised: July 23, 1996

97-154-A



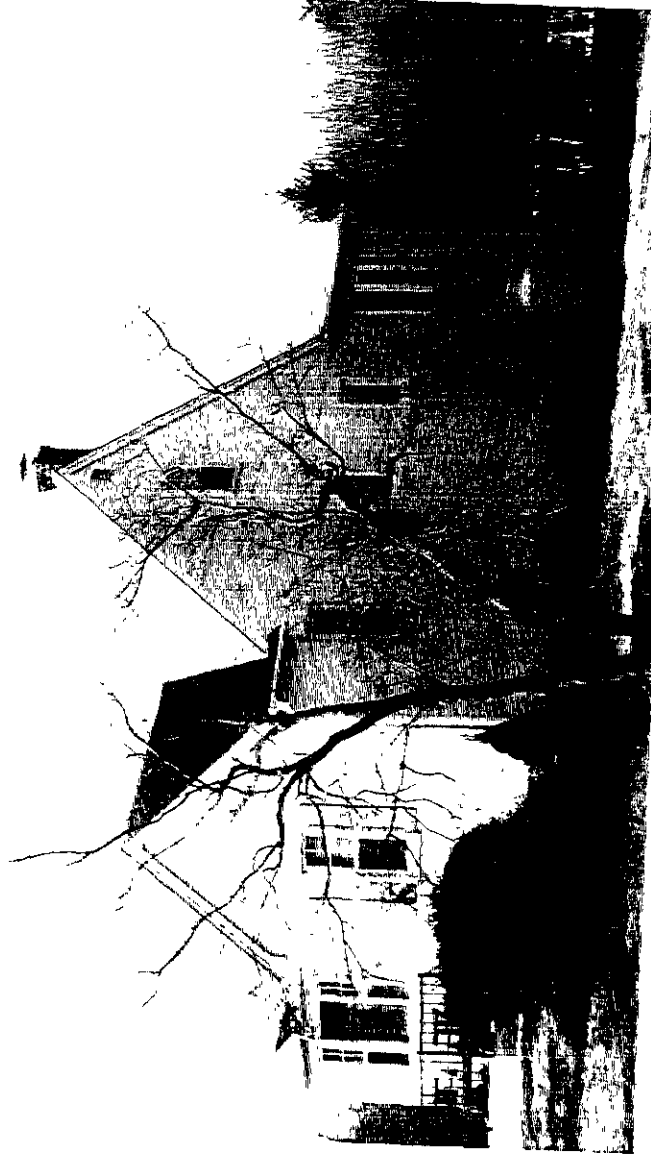
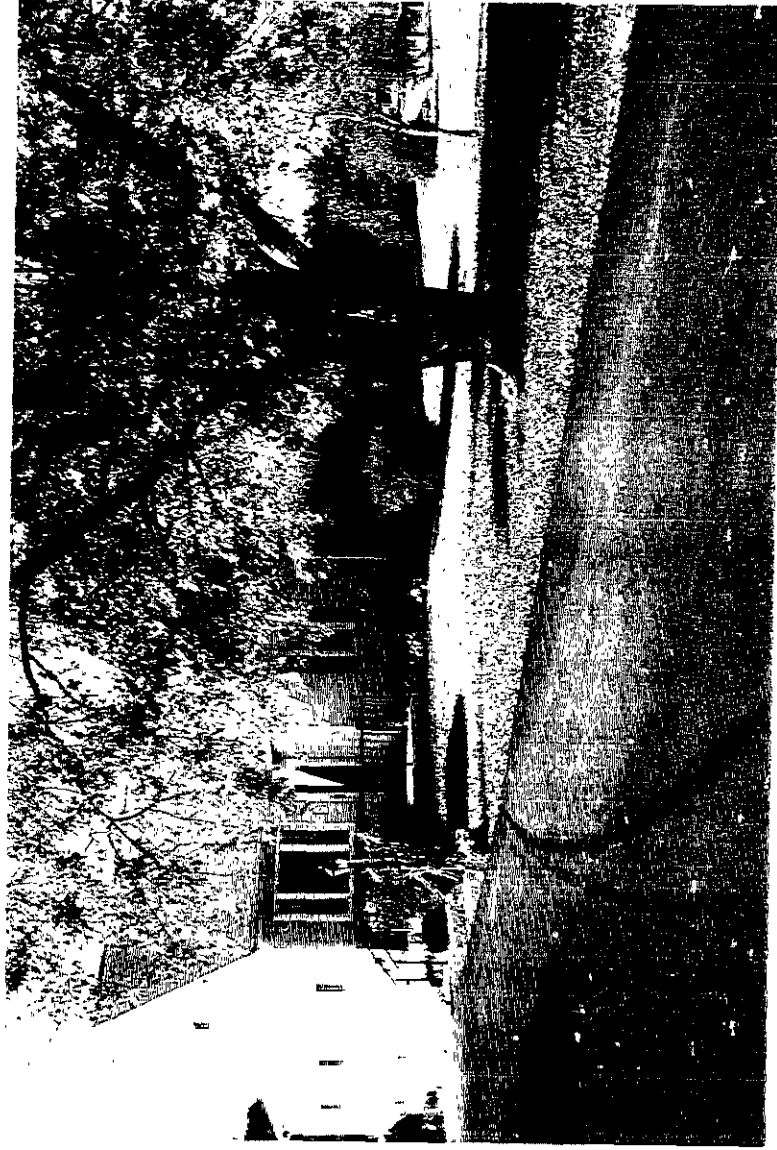
REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

ENCLOSURE 154

● 97-154-A ●



ay June 2  
time

11/10/2000

rights advo-  
Court of Appeals ruled 4-3  
ctims' photos need not car-  
sential evidentiary value,"  
ay be shown to jurors if the  
finds they are relevant, and  
prosecutor's case.  
e court said Frederick Coun-  
tuit Judge Herbert L. Rollins  
ght to allow jurors to see  
s of an 11-year-old boy be-  
they convicted Paul Broberg  
ing him in an April 25, 1993,  
ken driving accident.  
roberg, 29, was convicted Nov.  
993, of homicide by motor ve-  
and was sentenced to 18  
ths in jail.

he Court of Special Appeals  
raised the conviction in 1994,  
ng jurors were unfairly swayed  
n they saw photos of Thomas  
k Jr. in his Little League uni-  
n and in his sixth-grade class.  
but the Court of Appeals yes-  
day ordered Broberg's convic-  
reinstated, ruling that it is up  
he judge to determine whether  
h photos should be admitted.  
"Although the photographs  
re prejudicial ... they were not  
fairly prejudicial," Judge Irma  
Raker wrote.  
Russell P. Butler, who filed a  
lef on behalf of the Stephanie  
pper Foundation and other vic-  
ns' rights groups, praised the  
lling.

"The decision is telling trial  
dges that they need to ensure  
ne utmost respect for the rights  
f the crime victims in criminal tri-  
ls," Butler said.

Judge John S. Eldridge wrote in  
a dissenting opinion that the ma-  
jority decision was based on an is-  
sue — that the photos helped es-  
tablished the victim's identity —  
never raised in the state's request  
for Court of Appeals review.

But the victim's father said yes-  
terday that the courts seemed too  
concerned with technicalities and  
that he was glad to see Broberg's  
conviction reinstated.

"He caused a lot of pain and  
sorrow and grief to a lot of people,"  
said Thomas E. Blank Sr., a quarry  
clerk from Buckeystown.

Broberg's lawyer said yester-  
day that his client is weighing an  
appeal to the U.S. Supreme Court  
or a request to the Court of Ap-  
peals to reconsider its decision.

"The fact that the state felt it  
necessary to resort to repeatedly  
displaying these photos betrays a  
doubt on their part of their ability  
to win a conviction based on the  
relevant evidence," Kevin G. Hes-  
sler said.

Legal experts say prosecutors  
sometimes use photographs to  
make a homicide victim seem  
more human and win juror sympa-  
thies.

"It's nice to talk about the fact  
that someone was killed, but if  
you're the prosecutor and you can  
bring that person back to life so to  
speak, it has that much more of an  
effect on a jury," said Byron  
Warnken, who teaches criminal  
law at the University of Baltimore  
law school.

**Garden:** Jack Chadwick walks in the yard of his Union Square home, where Hollywood filmmakers will shoot scenes for "Washington Square," starring Albert Finney and Jennifer Jason Leigh.

# Union Square discovered

[Union Square, from Page 1b]

toric places.

It was Whitely who about 20 years ago told then-Mayor William Donald Schaefer to have the city put "historically correct" pink-tinted sidewalks in Union Square Park. Whitely found the native Italian craftsmen who could do it and the city paid for it, she said.

Whitely and neighbors rejected city landscape and architectural plans for the park as too modern. Schaefer let them substitute their plans.

## Fighting blight

Some residents say the Holly-wood attention has validated their 30-year mission to stave off urban blight and modernism.

A spokesman for the Maryland Film Office, which lured the production here, agrees.

"If those homes had had alumi-num siding and Formstone on them, they [movie producers] would have said, 'This is going to be a lot more work than we want to do,'" said Jack Gerbes, deputy director of the film office.

Gerbes said he submitted pho-tographs of Baltimore sites, in-cluding Union, Lafayette and Mount Vernon squares, for consid-eration by the production team.

The Baltimore locations vied with international competitors, including Vancouver, British Co-lumbia, to be the film site, Gerbes said.

After a visit to Union Square and the Chadwick home, movie of-ficials agreed that Union Square's rowhouses and the wide green of the park, with some sprucing up and special effects, would bring the feel of the 1840s to the silver screen, Gerbes said.

"They thought it was a canvas they could work with; it has all the basics" they were looking for, Gerbes said.

Even after the lights and cam-eras are gone, park improvements made for the movie will remain, in-cluding newly seeded grass and pruned greenery, repairs to the fountain, which is ringed with bronzed tiles of Mencken books, and repairs to electric street lights that resemble antique gas lamps and to some costly

**"This movie is going to have a positive effect on this neighborhood."**

**Duane Chadwick and her husband, Jack, are welcoming a film crew to use their Union Square home.**

wrought-iron fencing.

The movie folks also are to provide around-the-clock security guards for several days to protect the park during shooting, which is expected to rid the area of unwel-come visits by those engaging in the drug trade and prostitution.

A number of area buildings are under contract to have their exter-riors shot. But the Chadwick house apparently is the only one chosen for interior and garden scenes. The Chadwicks would not reveal how much they are to be paid, but said it isn't an extraor-gant amount.

This month, two major motion pictures will be shot in the Balti-more area. Nine others have been filmed here in the past three years.

## 'Absolute Power'

Last week, actor and director Clint Eastwood began filming "Ab-solute Power," a political thriller, at Maryvale Preparatory School.

Later this month, "Washington Square" producers are expected to shoot scenes in the park, then move to the Chadwicks' 5,000-square-foot house, with its black Italian marble fireplace, 10-foot-high ceilings and crown molding.

The garden is a lush, green oas-is perfumed by roses and bound-ed by high brick walls and two car-riage houses.

Sitting in the second room of her double parlor last week, Duane Chadwick wondered aloud about changes the film crew might make.

"They say they want the grass to look like a golf course" in the back yard. Inside, she studied her beige walls as if seeing them for the last time, saying, "They'll

said they expect a similar trend. They hope to attract new sales from the 23 percent of Maryland players who buy Powerball tick-ets, as well as from people who play Lotto only when the jackpot is high.

"Our players who cross state boundaries for large jackpots will now have the same opportunity in Maryland," said Assistant Lottery Director William W. Saltzman, who represented Maryland at the news conference.

In Balti- Valerie Lorenz, executive director of the Compul-sive Gambling Center, viewed the

probably change the colors in here."

They plan to use some of her furnishings and art that reflect the period. But the old grandfather clock in the front parlor will have to go into storage, she said. "It's too primitive."

Looking at the finely appointed structure, it's hard to believe that 30 or so years ago it was a con-demned house with a caved-in roof.

Before renovation work could begin, "We had to remove a truck-load of dog feces from the house," said Ardebella Fox, who bought it from the city for \$10,000 in 1975.

## Love at first sight

In 1985, the Foxes sold the house to the Chadwicks, who had moved from Harford County to en-joy more big-city civic and cultural events. "I fell in love with it the mo-ment I saw it," Duane Chadwick said.

In spite of the Union Squa-area's crime problem, she and h-her husband, part owner of a chemi-cal business in Towson, have never gretted their move.

"You can hear the firewor-from here, you can walk to t-ballpark, the harbor from her she said. "We love this neighb-hood and we love this house."

But the house has been for three months. The empty-ne-ers plan to leave their five-b-room, 3½-bathroom dream ho-for smaller digs in Mount Vern-

To their delight, movie-rele-activities apparently have spar-some interest by prospective-ers.

"Before, we had an open h-and only one person came," D-Chadwick said. Since word c-house's movie cameo has sp-three parties have toured-house, she said.

"This movie is going to h-positive effect on this neig-hood," she said.

## Gregory Kane

## Event to cel

[Kane, from Page 1b]

a few seconds. OK, Ms. Mor-don't-want-to-reveal-my-re-or-name-Sunday, I think t-You can just forget about r-ing a column about you!

But, as it turns out, I've-right where she wants me-to do a column, because t-Morning Sunday truly kn-a black living legend is.

"Last year, we honore-Pinderhughes and Samu-before they died," Sunda-claiming that neither ha-their proper accolad-

## Maryland joins 4 other states to create Big Game lottery

[Game, from Page 1a]

cials said. As a result, lotteries say they must look toward higher prizes to keep sales from declining or stagnating.

million earmarked for construc-tion of the Ravens stadium.

The five states will split the ad-ministrative costs of The Big Game and divide proceeds by the amount of sales in each jurisdic-tion.

players chose

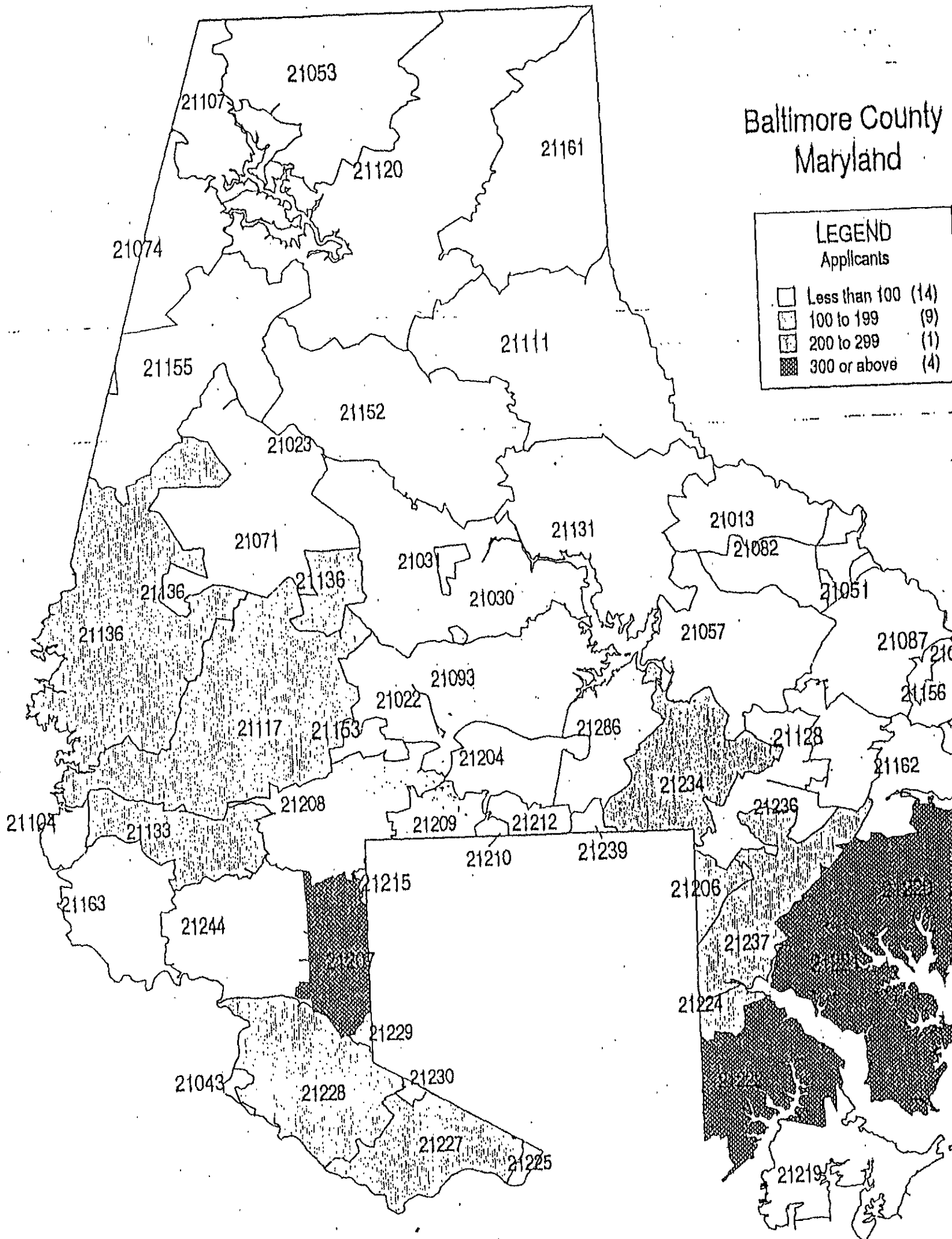
97-154-A



CRANFORD, N.J.

# Section 8 Housing Assistance Waiting List

Baltimore County  
Maryland



Department of Community Development  
Housing Development Office  
Baltimore County, Maryland





SH  
N  
12  
NORTH OF GUNPOWDER  
MICROFILMED

SCALE  
1" = 200' ±

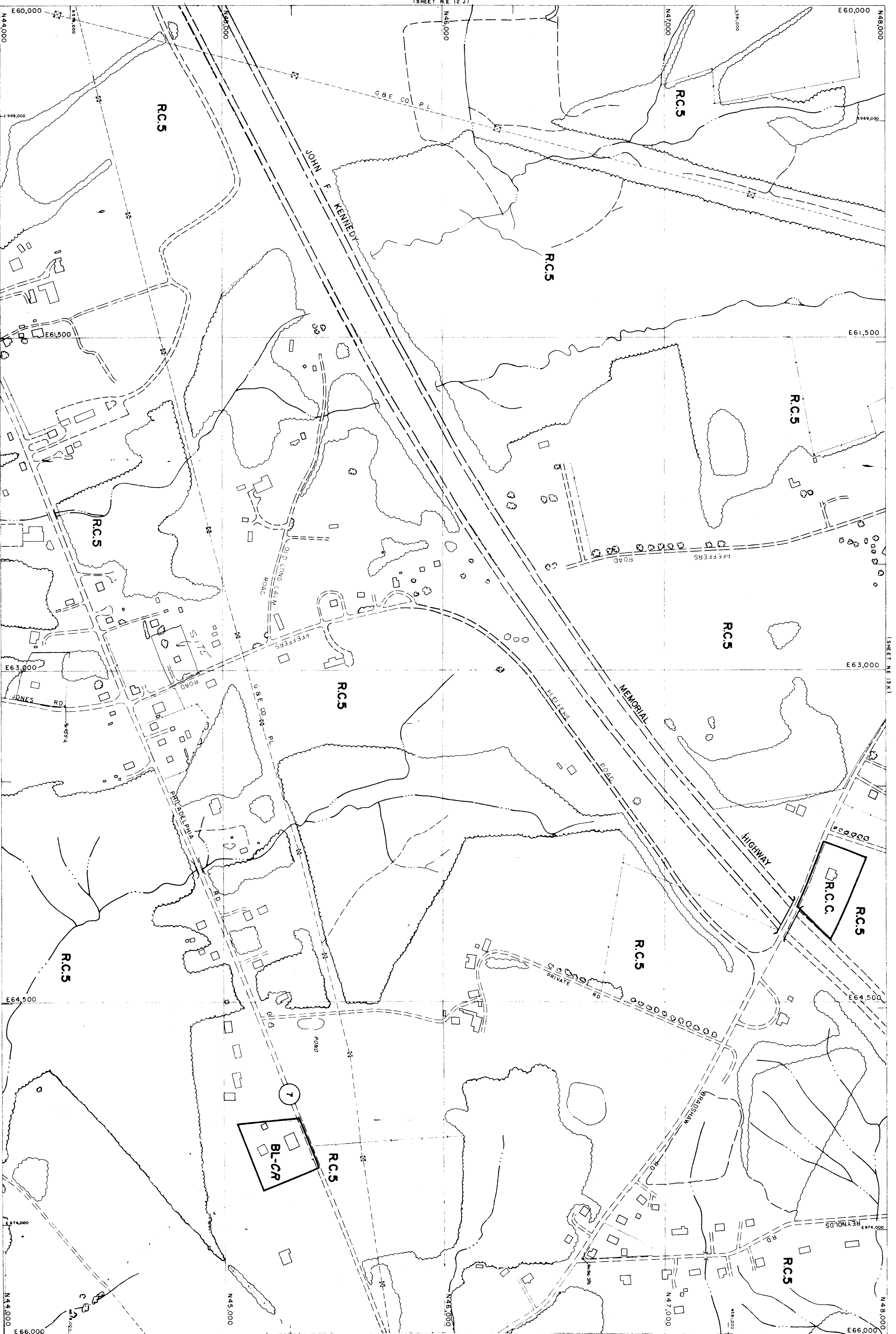
LOCATION

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401





Q - SE    QQ - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard Jr.*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION NORTH OF GUNPOWDER	DATE OF PHOTOGRAPHY JANUARY 1986	SHEET N. E. 12 - K
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MICROFILMED

97-154-A

#154



\_\_\_\_\_



Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/13/96

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No. 97-154

To Print & 6' let line set back in front of 50'

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

October 25, 1996  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

956  
pmd2.doc



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 10, 1996

#### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-154-1 (Item 154)  
W/S Pfeffers Road, 284' N of c/2 Philadelphia Road  
10804 Pfeffers Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Mark P. Ruppert and Judith A. Ruppert  
Post by Date: 10/13/96  
Closing Date: 10/28/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a reminder regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Mark and Judith Ruppert

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

Mr. and Mrs. Mark P. Ruppert  
10804 Pfeffers Road  
Bradshaw, MD 21021

RE: Item No.: 154  
Case No.: 97-154-A  
Petitioner: Mark Ruppert, et ux

Dear Mr. and Mrs. Ruppert:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/ce  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
October 17, 1996

FROM: R. Bruce Seeley  
DEPRM

SUBJECT: Zoning Item #154 - Ruppert Property  
10804 Pfeffers Road  
Zoning Advisory Committee Meeting of October 15, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Ground Water Management

An inspection of the septic system is required. Soil evaluations may be required.

RBS:RP:sp

RUPPERT/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

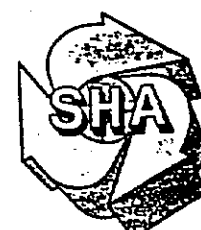
FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jcb

cc: File



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 154 (M-1-K-)  
10-24-96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2255 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 10, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 115, 149, 151, 153, 154, 156, 158, and 159

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3493.

Prepared by: *Jeffrey M. Long*

Division Chief: *Edry L. Kenna*

PK/JL

ITEM115/PZONE/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

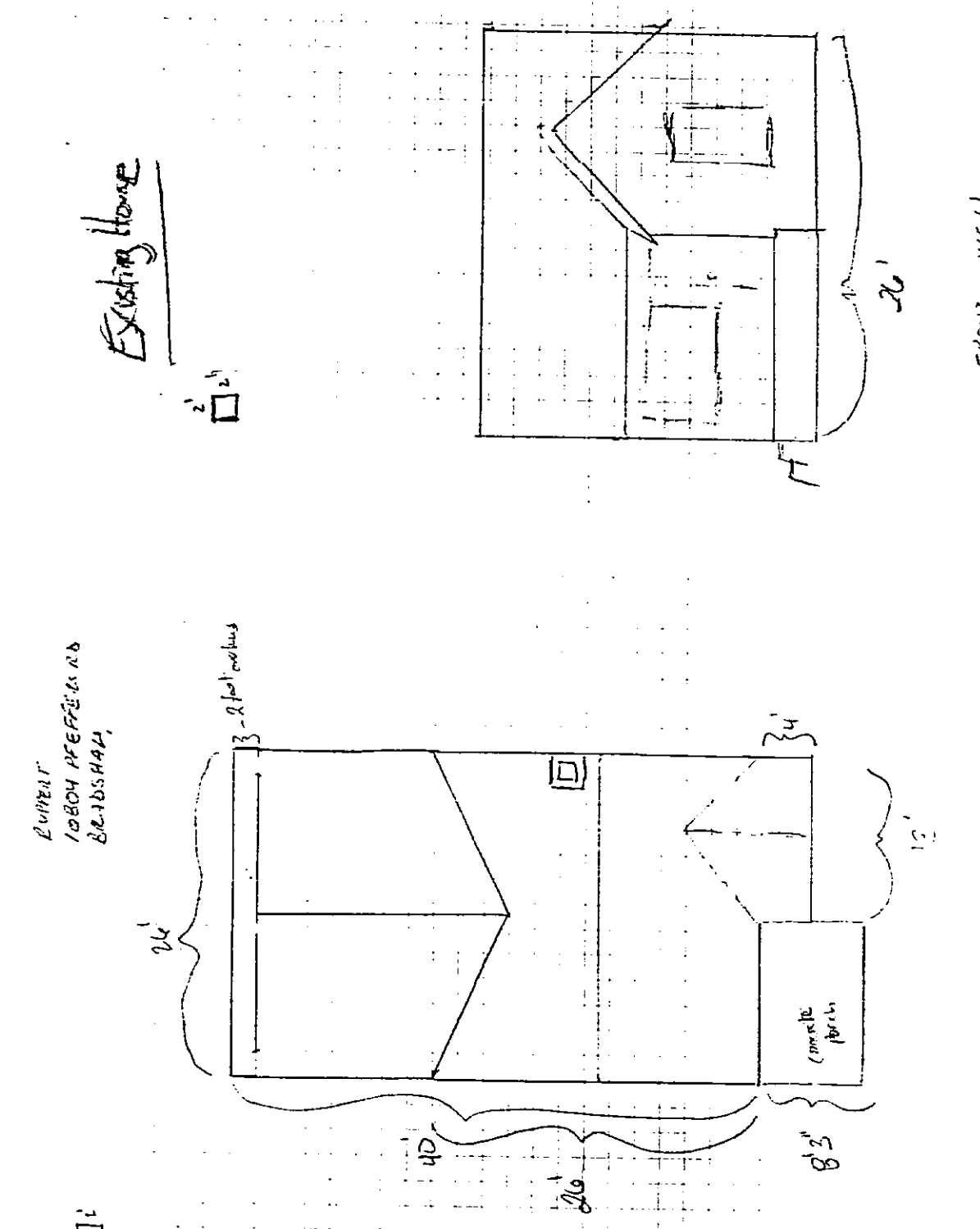
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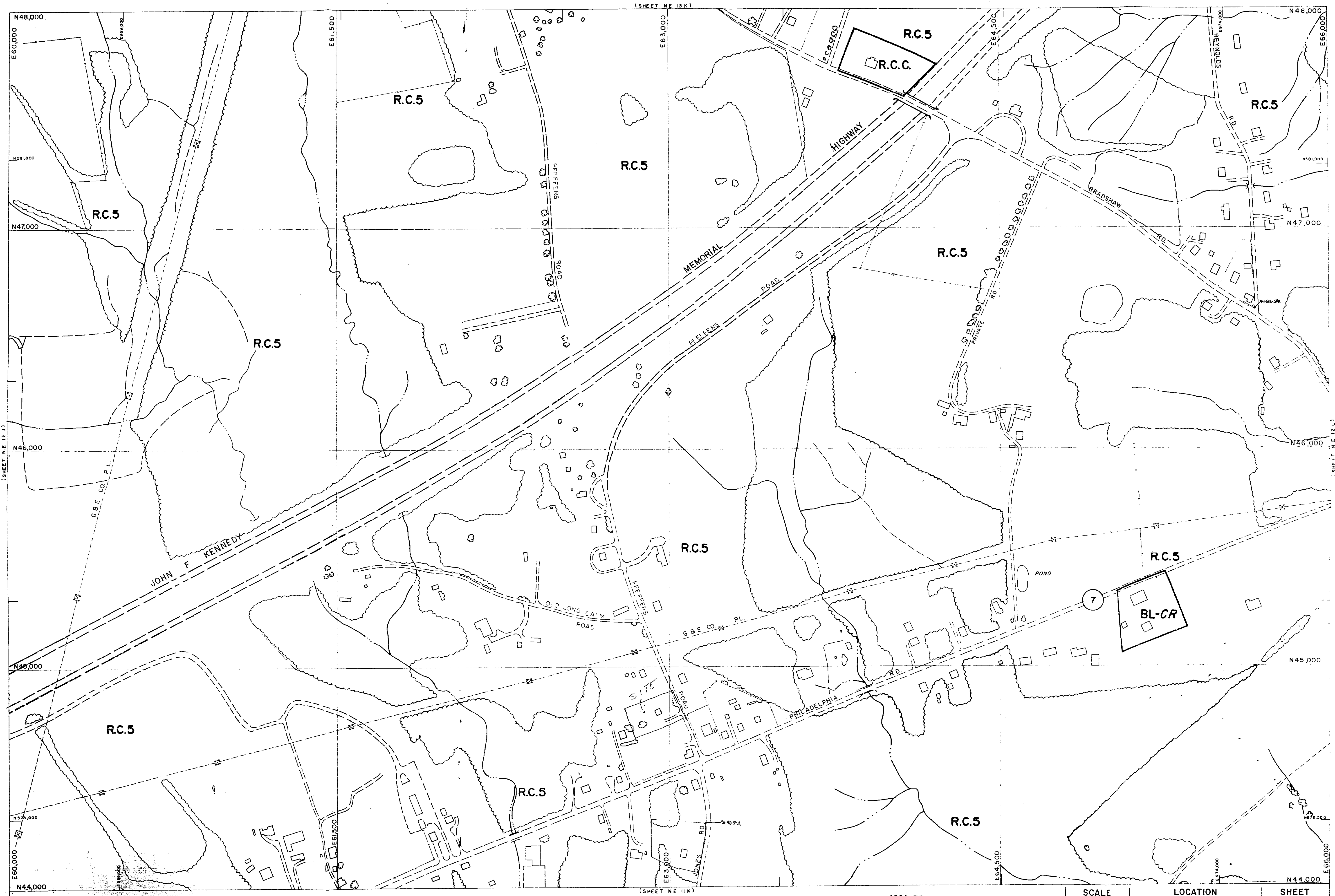
ZONE33



97-154-A

[illegible][illegible]





Q-SE QQ-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

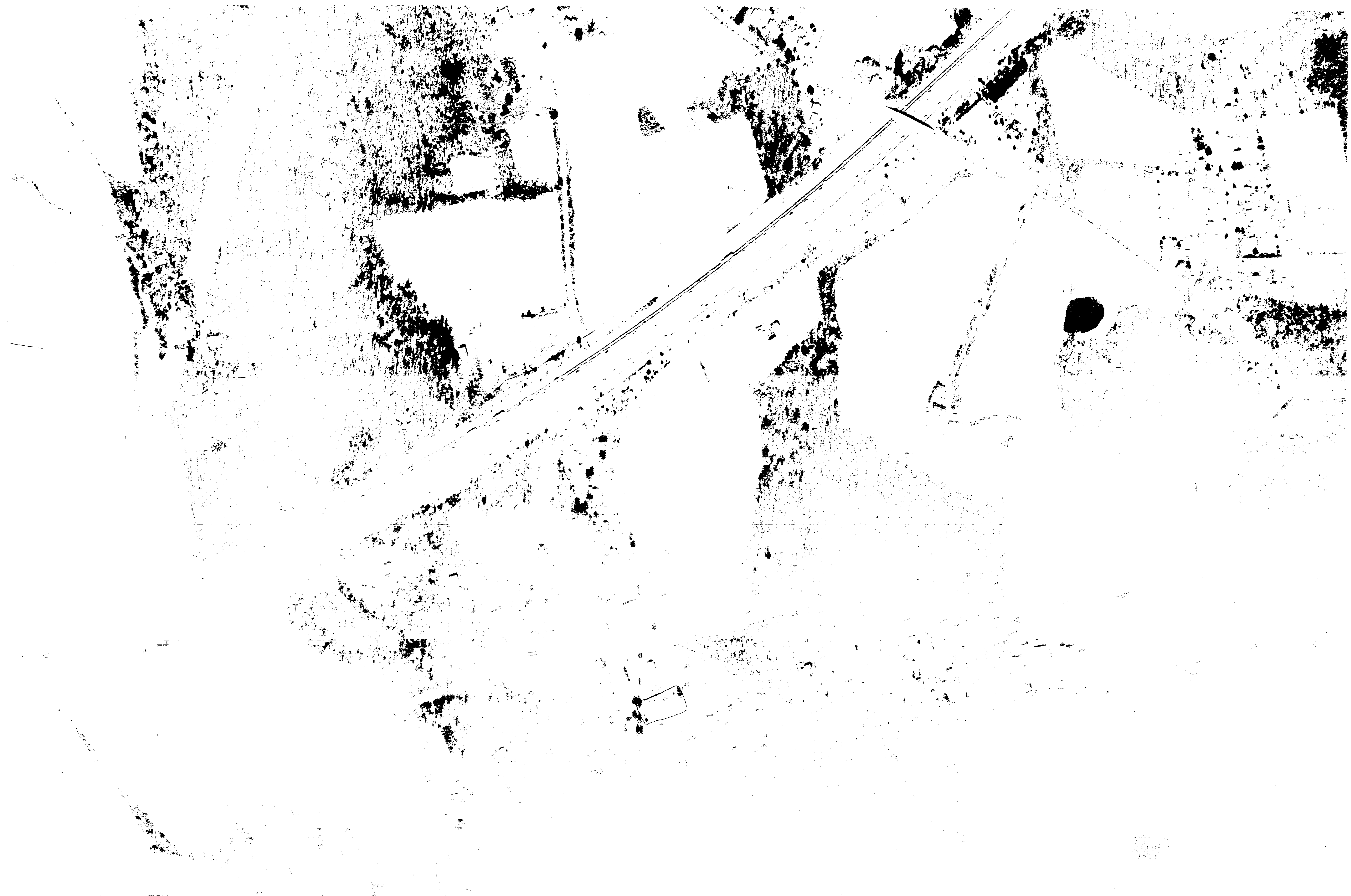
*William A. Howard IV*  
Chairman, County Council

SCALE 1" = 200' ±	LOCATION NORTH OF GUNPOWDER	SHEET N. E. 12 - K
DATE OF PHOTOGRAPHY JANUARY 1986		

97-154-A

#154





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTH OF GUNPOWDER

SHEET  
N.E.  
12-K

97-154-A

# 154